



Board of Directors  
Holiday Beech Villas  
102 Village Road  
Beech Mountain, NC  
PO Box 353  
Banner Elk, NC, 28604

November 23, 2021

Happy Autumn, HBV Owners. It is Thanksgiving week, and we hope you and your family have a safe and restful holiday. Below, you will find information the Board hopes will be helpful.

As you know, the monthly special assessment amount changes effective December 1. The new amount is \$190 per month for one-bedroom units and \$245 per month for two-bedroom units. Or, if it is more desirable, owners may pay a one-time fee of \$960 for a one-bedroom and \$1200 for a two-bedroom by December 1. By making this payment, monthly charges will remain the same. This increase covers the additional \$65,000 loan which was recently approved to cover the extensive issues found with the F Building. Please remember to update any recurring payment information you have with your bank, including the mailing address. As we now have internal management, do not send further payments to Appalachian Management. The proper address is:

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F Building progress slowed a bit in early November due to significant labor shortage issues. However, Upthagrove is ramping back up and should be close to full strength heading into the holidays.

In an email recently, you were notified that the Board has voted to institute a transfer fee of \$1,250 for one-bedroom units and \$1,950 for two-bedroom units. This fee will apply to all sales contracts signed on or after December 1, 2021. The transfer fee would be waived if the owner of the unit(s) decides to quit claim, transfer or sell their unit to a husband, wife, daughter, or son. This option was discussed at the July owners' meeting and upon research with other POA's on the mountain, is consistent with those organizations' fees. It should have a minimal impact on owners, as it is covered as part of closing, and will bring in significant funding to help build up our reserve fund.

In the October newsletter, you were informed that with MK Brennan leaving the Board, we need to appoint a new member. We are particularly interested in candidates with a background in accounting or finance. We have received two resumes but are accepting any further applicants through December 1. Please send a resume to [hbvillas102@gmail.com](mailto:hbvillas102@gmail.com) if you are interested in working with the Board.

Please remember that it is not appropriate to feed wildlife. A quick web search will provide many reasons it is a bad idea. But particularly in our area, while it might seem fun to feed those cute deer, any residue will attract other animals which are harmful to our buildings and potentially to people or pets. So, while we love looking at the wildlife, please allow them to fend for themselves. They'll be just fine.

On a related note, you may see humane animal traps on our property. We have had MAJOR damage from raccoons and other animals in the past. We are trying to trap them and place them in a more animal-friendly area. So if you see a trap, please DO NOT release the animals.

Please remember that POA policies prohibit placement of furniture, storage units, or other items on front decks. These areas are considered "common areas" and should be free of any such items.

The ski resort opens November 26, so you know traffic and occupancy will be going up dramatically. We encourage everyone to try and maximize parking space.

We all know it can get VERY cold on the mountain. Blair has checked units to be sure heat is turned on. But when you visit and leave (or have rentals) please be sure heat is left in the 50-55 range with all under-sink cabinet doors open.

Thanks to those who are using our new dumpsters correctly. Remember that the locks on the dumpsters have "1-6-0" as their code. The doors with the locks are the ones in the middle of the two dumpsters. Please be sure to provide this information to renters. The photo below shows what Blair found this week. While the Board nor our management team want to be "garbage police," our provider will charge for issues where trash is left outside the dumpsters. Therefore, to minimize abuse, a video camera has been installed to monitor activities at the dumpsters. Anyone found to be abusing the dumpsters will be contacted and face possible fines. Additionally, recycling is available to homeowners if you pay a \$60 annual pass fee to the town. Please know that the dumpsters are for household garbage and may not be used for construction debris or other bulky items. There are no bulk pick-up services available. Such items will need to be taken to the Watauga or Avery landfills.



Buckeye Recreation Center is offering a number of fitness classes this summer. Basic information is below. You can contact the Rec Center for details.

**Buckeye Recreation Center's  
Winter 2021 Fitness Calendar**

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8AM			SPIN		SPIN		
9AM		ZUMBA	PILATES		BOOTCAMP	ZUMBA	
10AM		WORK IT CIRCUIT	YOGA	BALANCE & CORE 20 min	RECOVERY	WORK IT CIRCUIT	
11AM				TRX 30 min			
3PM			Learn to: Clog		Beginner PICKLEBALL		
4PM							
5PM			INTERMEDIATE PICKLEBALL		INTERMEDIATE PICKLEBALL	INTERMEDIATE PICKLEBALL	
6PM				HIT SPIN			

[www.beechrecreation.recdesk.com](http://www.beechrecreation.recdesk.com) • 828-387-3003

Also, remember the upcoming Holiday Market at Buckeye, scheduled for this Saturday/



Again, we wish our owners a safe and restful Thanksgiving.

HBV Board of Directors

